

**CITY OF BELMONT**  
**PLANNING COMMISSION MEETING**  
**SUMMARY MINUTES**

**TUESDAY, MARCH 17, 2015 - 7:00 PM**

Community Development Director de Melo called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

**1. ROLL CALL**

Commissioners Present: Kim, Hurt, MacDonald, Goldfarb, Mates, McCune, Simpson

Commissioners Absent: None

Staff Present: Community Development Director de Melo, City Attorney Rennie, Associate Planner Gill, Senior Planner DiDonato, Recording Secretary Turning

**Selection of Planning Commission Chair/Vice Chair**

**MOTION by: Commissioner Goldfarb seconded by Commissioner MacDonald to nominate Commissioner Kim as Planning Commission Chair.**

**Motion passed by show of hands 7/0**

**MOTION by: Commissioner MacDonald seconded by Commissioner Goldfarb to nominate Commissioner Hurt as Planning Commission Vice Chair.**

**Motion passed by show of hands 7/0**

**Newly appointed Chair Kim thanked the Commission and noted that it was a privilege to serve as Chair.**

**He thanked the outgoing Commissioners, Kristin Mercer, Karin Hold and Mark Herbach for their valuable service. Commissioner's Julia Mates, Steve Simpson and Thomas McCune were welcomed to the Planning Commission.**

**Chair Kim provided an overview of Planning Commission's role and future projects.**

**2. COMMUNITY FORUM**

**Mr. Kennan spoke regarding Chair responsibilities and congratulated the new Commissioners.**

**3. CONSENT CALENDAR**

**3A. Planning Commission Meeting Minutes of February 17, 2015 and March 3, 2015.**

**MOTION by: Commissioner MacDonald seconded by Commissioner Goldfarb to approve the February 17, 2015 Planning Commission minutes as presented.**

Planning Commission Meeting Minutes March 17, 2015

**Ayes: MacDonald, Goldfarb, Hurt, Mates**  
**Noes: None**  
**Recuse: Simpson McCune Kim**

**Motion passed 4/0/3**

**4A. Planning Commission Meeting Minutes of March 3, 2015.**

**MOTION by: Commissioner MacDonald seconded by Commissioner Goldfarb to approve the March 3, 2015 Planning Commission minutes as presented.**

**Ayes: MacDonald, Goldfarb, Hurt, Kim**  
**Noes: None**  
**Recuse: Mates, Simpson, McCune**

**Motion passed 4/0/3**

**5. PUBLIC HEARINGS**

**5A. PUBLIC HEARING - 3826 Naughton Avenue** (Continued from 1/20/15 Commission Meeting)

To consider a Single Family Design Review to construct a new 2,300 square foot single-family residence for the site (2,300 sq. ft. maximum building size permitted).

(Appl. No. PA2013-0060)

APN: 043-062-380; Zoned: HRO-2 (Hillside Residential & Open Space)

CEQA STATUS: Categorically Exempt, Section 15303, Class 3(a)

APPLICANT: Debo Sodipo

OWNER: Tan Tseng

PROJECT PLANNER: Planner: Rob Gill, (650) 598-4204, [rgill@belmont.gov](mailto:rgill@belmont.gov)

**Chair Kim confirmed that no one on the commission had ex-parte communications on this project.**

**Associate Planner Gill summarized report, Planner Gill and Applicant Sodipo responded to questions of the Commission.**

**Motion by Commissioner MacDonald seconded by Commissioner Goldfarb to open the Public Hearing.**

**Neighbor Louie Alsop spoke in favor of the project.**

**Motion by Commissioner Goldfarb seconded by Commissioner Hurt to close the Public Hearing**

**Motion passed 7/0 by show of hands**

**Discussion ensued.**

**MOTION: By Commissioner Goldfarb seconded by Commissioner Hurt to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 3826 Naughton Avenue (Appl. No. 2013-0060)**

**Ayes:** Goldfarb, Hurt, MacDonald, Mates, Simpson, McCune, Kim  
**Noes:** None

**Motion Passed: 7/0**

**Chair Kim noted the item can be appealed to the City Council within 10 calendar days.**

**5B. PUBLIC HEARING – Belmont Zoning (“BZO”) and Tree Ordinance Amendments**

To consider Zoning Text Amendments to the Belmont Zoning Ordinance (Ordinance No. 360) for the following Sections: 2 (*Definitions*), 4 (*Residential*), 8 (*Off-street Parking and Loading*), 9 (*General Regulations*), 13A (*Single Family and Duplex Residential Design Review*), 24 (*Secondary Dwelling Units*), and Chapter 25 of Belmont Municipal Code (Belmont Tree Ordinance). The amendments are related to design review, parking, floor area, and other regulations for residential development, and tree regulations for preservation/removals.

(Appl. No. 2014-0059)

CEQA STATUS: Initial Study/Negative Declaration (IS/ND)

APPLICANT: City of Belmont

PROJECT PLANNER: Damon DiDonato, (650) 637-2908, [ddidonato@belmont.gov](mailto:ddidonato@belmont.gov)

**Senior Planner DiDonato summarized report, Planner DiDonato, Development Director de Melo and City Attorney Rennie responded to questions of the Commission.**

**Motion by Commissioner Goldfarb seconded by Commissioner MacDonald to open the Public Hearing.**

**Joseph Brennan, Karin Hold, Giuliano Carlini, Jeffery Seliman, Elaine Middleman, Kristin Mercer, Scott Barton, Janet Pepe Davis, Kevin Sullivan, Birgit Merian, Timothy Strinden, Pat Kelleher, Max Reinhardt, Daniel Pierce, Tran, Matthew Kerby, Chris Flood, Perry Kennan, Tim Hoffman, John Porter and James Baika each spoke on this item.**

**Motion by Commissioner Hurt seconded by Commissioner Goldfarb to close the Public Hearing**

**Motion passed 7/0 by show of hands**

**Discussion ensued.**

**Due to the late hour this item was continued for further discussion to a Special Meeting of the Planning Commission to be held on March 31, 2015.**

**City attorney Rennie encouraged the Commission to contact staff should they have additional questions.**

**6. OTHER BUSINESS / UPDATES**

**Development Director de Melo noted the City Council / Planning Commission Joint meeting to discuss the General Plan Update would be held on March 24, 2015 from 6:00 pm – 7:00 pm. at Belmont, City Hall.**

**7. ADJOURNMENT: Meeting Adjourned at 11:00 pm.**

**Adjournment To: Special Planning Commission Meeting to be held on March 31, 2015 - 7:00 PM at Belmont, City Hall.**

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.